

Pipeline Easements

Crossing State Lands?

A little pre-planning goes a long way.

- Read the Rules, BLC Chapter 3

<http://soswy.state.wy.us/>

- Download the Appropriate Forms

<http://slf-web.state.wy.us/estate/easements>

- Call or email Tina Vigil

Office of State Lands & Investments

Tina Vigil, 307.777.6521

tvigil@state.wy.us

Applicable Lands & Easement Characteristics

- Chp.3, Sect. 2(d): “state lands” means all lands under the jurisdiction of the Board of Land Commissioners
- Chp. 3, Sect. 4:
 - Narrowest width possible
 - Locate in consultation with surface lessee and OSLI; Corridors preferred
 - < 35 years when possible, renewable
- Off-lease uses
- A recordable interest in land

How much will it cost?

Chp. 3, Sect.6

- Fair Market Value
 - “Negotiated”
 - Office records - \$1/ft. of width/rod
 - Neighboring properties
- \$250 minimum payment
- Cash, up front
 - 75% deposit upon determination of fmv
 - Cannot accept in-kind payments

Surface Impact Payments – Chp. 3, Sect. 5

- A one time payment to surface lessee
- In addition to consideration paid to OSLI
- Amount determined by Board-approved schedule
 - \$5/rod for oil & gas pipeline easements ≤ 30 ft. wide

How do I apply?

Chp. 3, Sect. 7

- \$25 application fee
- Completed Application Must Include:
 - Application form
 - Topographic map
 - Surface lessee notification and comment form
 - Proof of payment of surface impact payment
- Mail completed form with original signatures to:

Office of State Lands & Investments
122 West 25th St., 3W
Cheyenne, WY 82002

When can I begin Construction?

Chp. 3, Sect. 7

- Upon preliminary approval – no less than 20 days, nor more than 30 days after receipt of completed application
- After 75% deposition is remitted
- Applicant must assume risk that Board could disapprove
- Final, Board approval at next regularly scheduled Board meeting – Feb., Apr., Jun., Aug., Oct., Dec.

Do construction standards apply?

Chp. 3, Sect. 9

- Must use generally accepted industry standards and comply with all applicable laws and regulations
- Must not disturb archeological, paleontological historical or any other cultural resources – notify OSLI
- Must consult with State Forester and may be required to pay current stumpage value if standing timber present

What if I need extra land for construction or maintenance?

Chp. 3, Sect. 10

- Submit an application for a Temporary Use Permit
 - \$25 application fee
 - \$10/affected acre
 - \$100 minimum

Are there Reclamation or Bond Requirements?

Chp. 3, Sects. 5 and 12

- Bonding at Director's discretion
- Post-construction reclamation to original condition, consistent with easement use
- Removal of facilities and restoration for all disturbed land upon termination or relinquishment

How do I perfect my approved easement? Chp. 3, Sect. 7

- File a post-construction report, including an “as-built” survey and narrative legal description
- Survey plats must comply with W.S. 33-29-101 through 139